

**Subject:** RE: DTLA 2040 proposal -- feedback, next steps?

**From:** "Ryan M. Leaderman" <rleaderman@linerlaw.com>

**Date:** 01/11/2017 10:34 AM

**To:** 'Ari Simon' <ari.simon@lacity.org>, Blair Besten <blair@historiccore.bid>, Ellen Riotto <ellen@southpark.la>, Estela Lopez <ELopez@centralcityeast.org>, Hilary Norton <HNorton@tpgre.com>, Jessica Lall <jessica@southpark.la>, Jessica Wethington Mclean <Jessica.WethingtonMcLean@lacity.org>, Josh Kreger <josh@southpark.la>, Marie Rumsey <MRumsey@ccala.org>, Mark Vallianatos <markvalli@gmail.com>, Nick Griffin <ngriffin@downtownla.com>, Rena Leddy <rena@fashiondistrict.org>, Scott Bytof <scottbytof@ca.rr.com>, "Shane Phillips" <shanedphillips@gmail.com>, "paul.habib@lacity.org" <paul.habib@lacity.org>

Shane,

Great work. The sky should be the limit with Downtown development and in Downtown there is real capacity for new housing that would presumably limit environmental impacts, unlike sprawling single family homes in the suburbs. I would caution that even though there has been much thought that went into the Cornfield Arroyo SP, similar to the Central City West SP, it is very complicated, and does not appear to be user/developer friendly; there has not been a rush to develop in the Cornfield Arroyo SP area, so there should be a close look at how and why the regulations have maybe not produced the intended results. Any new community plan and zoning updates for DTLA should be clear, concise, and not overly complicated.

And while I know there is a great push for value capture, a potential value capture "fee" smells a lot like a "tax." I would also caution that for a value capture fee there needs to be a reasonable relationship with the impact supposed to be addressed by the fee, as well as rough proportionality. I think we all want the community benefits to be local, but the structure of any such "value capture" needs to be carefully thought out and legally sustainable.

I'd be happy to help out with planning efforts to make greater density, floor area and housing easier to achieve in DTLA.

Ryan

**From:** Ari Simon [mailto:ari.simon@lacity.org]

**Sent:** Tuesday, January 10, 2017 7:17 PM

**To:** Blair Besten; Ellen Riotto; Estela Lopez; Hilary Norton; Jessica Lall; Jessica Wethington Mclean; Josh Kreger; Marie Rumsey; Mark Vallianatos; Nick Griffin; Rena Leddy; Ryan M. Leaderman; Scott Bytof; Shane Phillips; paul.habib@lacity.org

**Subject:** Re: DTLA 2040 proposal -- feedback, next steps?

Shane, excellent work here. I'm rarely this glad I read a 9000 word proposal.

I think your outlined priorities are right on the nose: Affordable & market rate housing, Displacement mitigation & tenant protections, Parks & open space, Transportation, and Business retention & employee retraining. Also I love the last idea that Gail Goldberg champions - community-determined amenities made possible by value capture fees.

I'm looking forward to being part of any group organizing on this front. Councilmember Huizar is particularly interested in hearing the community's feedback and input on the DTLA 2040 plan.

If you are looking to pull a meeting together, I would recommend including Miguel Vargas from the Arts District BID and someone on behalf of the Our Skid Row community-driven envisioning project. Happy to connect with you if you're interested.

Warmly,

Ari

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On Mon, Jan 9, 2017 at 3:58 PM Estela Lopez <[ELopez@centralcityeast.org](mailto:ELopez@centralcityeast.org)> wrote:

Bravo, Shane. I had already read your "short" version on FB and intend to dive into the longer one this evening. I want to stay in touch with you, as promised, on how we here in the Industrial District BID will be contributing to DTLA 2040.

One proposal: 7<sup>th</sup> Street as Downtown's missing east/west connector.

We've reached your same conclusion that DTLA has a north/south orientation, with no east/west thoroughfare designated for mobility or pedestrian enhancements. Our area has no share in the substantial transportation investment in DTLA. We have no bike lane, no Metro bikes, no DASH, anemic bus service, no rail. Heck, we don't even have crosswalks. Yet, 7<sup>th</sup> St. is a wide, 2-way straight line to Metro's 7<sup>th</sup> & Flower station, and could link together the Fashion District, Industrial District and Arts District to the rest of Downtown. Because almost no one parks on 7<sup>th</sup> St. in the Industrial District, we can reimagine the street with the improvements we desperately need without negatively impacting on-street parking.

Happy to join the conversation.

*Cordially,*

*Estela Lopez  
Downtown Industrial District BID  
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**From:** Shane Phillips [mailto:[shanedphillips@gmail.com](mailto:shanedphillips@gmail.com)]

**Sent:** Monday, January 09, 2017 2:57 PM

**To:** Marie Rumsey; Jessica Lall; Josh Kreger; Ellen Riotto; Nick Griffin; Estela Lopez; Rena Leddy; Hilary Norton; Blair Besten; Scott Bytof; Mark Vallianatos; Jessica Wethington Mclean; [paul.habib@lacity.org](mailto:paul.habib@lacity.org); [ari.simon@lacity.org](mailto:ari.simon@lacity.org); Ryan M. Leaderman

**Subject:** DTLA 2040 proposal -- feedback, next steps?

Hi all,

Over the past few months I believe I've spoken to almost all of you about the need for a more aggressive DTLA 2040 community plan update—one that includes more housing, better value capture, and greater flexibility. I've also been working on writing up my copious thoughts on the topic, and those are now published on my blog.

For the short, summary version, you can go here: <http://www.betterinstitutions.com/blog/2017/1/9/demand-more-dtla2040-community-plan-update-summary>

And for the much longer, 9,000 word post (which is maybe closer to a report), you can find it here: <http://www.betterinstitutions.com/blog/2017/1/9/dtla2040-community-plan-update-recommendations>

As I write in the posts, I put this together to help start a conversation and hopefully convince downtown stakeholders of the opportunity before us with this community plan update. How we shape that opportunity will be a group effort. My understanding is that City Planning will be holding a scoping meeting for the DTLA 2040 EIR in mid-February, so it'd be great if we can be organized enough to speak with one voice in demanding something bigger and more bold.

I'm not sure I'm the best person to organize everyone, and I'm certain that we're missing some potential partners (I don't really know anyone from the Arts District BID, Historic Cultural Neighborhood Council, or Skid Row organizations, for example). I'd really welcome everyone's input on how you think we should proceed, because we don't have much time. Our options will narrow once the EIR is underway, so the sooner we can get organized, the better.

Looking forward to working with all of you on a bold plan for DTLA's next 20 years,

Shane